

PLANNING BOARD
Meeting Minutes
Tuesday, October 18, 2011
Town Hall, 120 Main Street
7:00 PM

Present: T. Seibert, J. Simons, M. Colantoni, R. Rowen, R. Glover

Absent:

Staff Present: J. Tymon, J. Enright

Meeting began at 7:03pm.

POSTPONEMENTS

CONTINUED PUBLIC HEARING: 350 Great Pond Road, Application for a Watershed Special Permit to construct an addition to an existing home and a new garage.

CONTINUED PUBLIC HEARING: Merrimack College, 315 Turnpike Street, Application for Special Permit – Site Plan Review. Applicant proposes to expand the Volpe Athletic Center and add 66 parking spaces.

CONTINUED PUBLIC HEARING: 16 Berry Street, Application for an 11 lot Definitive Subdivision Plan

LOT RELEASE

Red Gate Lane: Requesting a release for Lot 2.

J. Tymon: This is the last lot to be released. In December 2010 the Board voted to retain \$30.3K of the surety bond. This amount was at the recommendation of the DPW. No problems have been reported at the site.

MOTION

A motion was made by R. Rowen maintain the bond that is in place and to release Lot 2 for Red Gate subdivision. The motion was seconded by T. Seibert. The vote was unanimous.

PUBLIC HEARINGS

CONTINUED PUBLIC HEARING: 2009 Salem Street, Application for a 3 lot Definitive Subdivision Plan.

J. Tymon: All of the drainage issues have been addressed. An updated plan set has been received and a Decision has been drafted. The applicant would like to discuss the requirement for the sidewalk fund. DPW recommends ten dollars per linear foot. In this case that amounts to over \$4,000. In the recent past the Board has approved two three lot subdivisions with much shorter roads resulting in lesser amounts for the sidewalk fund. The formula is a standard formula used by DPW.

Lynnea Thody, Representing the applicant: Requested that the sidewalk fund amount be capped between the \$2,000 and \$2,500 that has been approved for other three lot subdivisions. This case is a little unique because of the site layout and the depth of the site. It is a benefit to the town to not have extra impervious surface and extra disturbance at the site and there will never be a need for sidewalks at the site.

George Haseltine, Developer: Understands the need for the sidewalk fund. Wanted to preserve the 10 acre parcel as much as possible and opted for a 3 lot vs. an 8-10 lot. Argument is not based on money it is just a request to cap the amount based on other 3 lot subdivision amounts.

J. Simons: The 421' is the length of the road from Salem St to the driveways. The right-of-way is just longer than previous subdivisions completed.

L Thody: In this case, it is about what this applicant has done to preserve the land. There were other ways to construct the roadway that would shorten it, but that would take away from the topography and natural features to the property.

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Discussion amongst the Board regarding the request.

J. Simon: Preference is to have a consistent set of criteria and standards. The Decision gives some flexibility so that the Board could come back to it if there was a way to make it different but maintain the criteria.

MOTION

A motion was by R. Rowen to close the public hearing for 2009 Salem Street. The motion was seconded by M. Colantoni. The vote was unanimous.

Draft Decision was reviewed.

MOTION

A motion was made by R. Rowen to approve the Definitive Subdivision Plan for 2009 Salem Street, as amended. The motion was seconded by T. Seibert. The vote was unanimous.

NEW PUBLIC HEARING: 203 Turnpike Street (a/k/a 451 Andover Street): Metro PCS, Application for a Wireless Special Permit Renewal and Modification.

J. Tymon: This is an application for a renewal and modification. The original special permit was granted in September 2008. The application was filed prior to the expiration of the special permit. The applicant is requesting to swap out 3 existing antennas with 3 new Long Term Evolution (LTE) antennas. The application contains a complete RF analysis, a noise study, a letter from a structural engineer, and coverage maps. The application has been reviewed by Mark Hutchins.

Bill McQuaid, Representing the applicant: In addition to renewing the special permit and the modification to swap out antennas, the application includes a request to add a previously approved base station that was never installed and to add three remote radio heads on the facade of the building. The radio heads do not emit RF. They are small radios that are closer to the antenna and they decide whether the signal is for voice or data.

J. Tymon: We have all the required documents for this application.

J. Simons: We will keep the meeting open and vote at the next meeting.

DISCUSSION

1275 Turnpike Street: The Shelter Group to review architectural plans for a Continuing Care Retirement Center.

J. Tymon: David Holland and Erik Anderson are here to discuss the architectural plans. They were here previously to discuss minor changes they were making to the outside of the building and some changes to the floor plan. The Board voted that these were insubstantial changes. One of the conditions of the original special permit was that the Board reviews the elevations once they were determined.

Erik Anderson, ProCon architect: Reviewed changes discussed at the previous meeting and drawings showing the changes that were agreed to. The exterior elevations and the architectural design and materials were reviewed with Board.

November 15, 2011: Special Town Meeting scheduled.

J. Tymon: A Special Town Meeting has been scheduled for November 15, 2011. There is a Planning Board meeting scheduled on this night as well.

J. Simons: We can not have a meeting on the same night. The Planning Board meeting should be cancelled.

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89 **MEETING MINUTES:** Approval of October 4, 2011 meeting minutes.

90 **MOTION**

91 A motion was made by R. Rowen to approve the meeting minutes for October 4, 2011. The motion was
92 seconded T. Seibert. The vote was unanimous.

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94 **ADJOURNMENT:**

95 **MOTION**

96 A motion was made by T. Seibert to adjourn the meeting. The motion was seconded by M. Colantoni.
97 The vote was unanimous.

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99 The meeting adjourned at 8:04pm.

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101 MEETING MATERIALS: Agenda, Red Gate Subdivision DPW Unit Prices, Town Engineer letter dated
102 December 6, 2010 RE: Red Gate bond release, Draft Decision 2009 Salem Street, Metro PCS Existing
103 Coverage with Surrounding Sites 203 Turnpike Street, Mark Hutchins review dated 9/30/11 for 203
104 Turnpike Street, Metro PCS application package for 203 Turnpike Street, Existing and Proposed elevation
105 for 1275 Turnpike Street Continuing Care Retirement Center., Meeting Minute draft 10/04/11.